



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3001798

Applicant Name: Sara Imhoff, Johnston Architects for Greg Dale, owner

Address of Proposal: 2610 Marine Ave SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of two units total; two, 2-story townhouse structures. Parking to be located within the structures. The existing structure would be demolished. The following approvals are required:

Administrative Design Review - Chapter 23.41, (SMC) including departures from development standards: principal entrance, rear yard setback, side yard setback, open space at ground level, open space dimensions, building depth, vehicle exiting.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION & PROPOSAL:

The site, consisting of one platted lot, is located on the east side of Marine Avenue SW between SW Lander Street and Alki Avenue SW. The site is zoned Lowrise 1 (L1). There is no alley in this block. The proposal is for two townhouses with code required parking. Parking is proposed to be via a shared driveway. On August 2, 2005 the applicant applied for Administrative Design Review in order to receive departures from the development standards described in the land use code. Any departures will need to demonstrate how the proposed design better meets the early design guidance.



PUBLIC COMMENTS:

Two public comments were received during the official comment period which ended November 16, 2005. One commenter asked to be kept informed two others asked that the request for a reduced back yard not be granted in that this is the space between homes is very important to retain. One of those same commentators wrote another letter to express support of the development and after further study was not concerned about the proposed reduced rear yard setback.

PRIORITIES:

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the DPD planner provides the siting and design guidance described below and identifies by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority to this project. The corresponding Capitol Hill design guidelines are not yet adopted guidelines, but have been consulted for guidance for this project. All guidelines apply, the following are of the highest priority.

A Site Planning

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Individual unit entrances should be visible and accessible from the street. Entries should have architectural detailing to signal the entry.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

The coming and going of residents during their daily routing as well as space in a driveway and garage for projects and accessibility for bicycles, strollers, etc help to create human activity on the street in an effort to enhance a sense of community. The development should provide these opportunities through careful design.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Useable, attractive and active open space should be easily accessed and landscaped to create a pleasant and private space.

C Architectural Elements and Materials

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

A consistency of residential forms should be presented. The development should be unified as it is viewed from Marine Avenue SW. The concept should be carried out from building form to small details, trim, roof treatment, fenestration etc. Color and modulation should be used to help define the units. Low level lighting and landscaping should be designed to enhance the overall concept. For instance, this is an area which has some local and appropriate architectural elements that recall the proximity of the site to Puget Sound, Alki Beach and the general marine environment.

E Landscaping

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plants, special pavements, trellises, screen walls and planters, site furniture should be incorporated into the design.

Where possible, transparent or semi-transparent screens should preserve privacy without creating solid or blank walls. Small scale, yet striving landscaping should be installed.

Departure from Development Standards:

The applicant has requested departures from the Land Use Code development standards. These include departures from rear setback, building depth, side entry recess, location of open space, vehicle back-out options. The full extent of the requests will be shown on the MUP proposal plans and supporting documentation. Any departures will need to demonstrate how the proposed design better meets the early design guidance above.

MASTER USE PERMIT

The applicant applied for the Master Use Permit December 28, 2005.

RECOMMENDATION**Departure from Development Standards:**

The applicant has requested departures from the Land Use Code development standards. They are the following:

Development Standard	Requirement	Proposed	Departure Amount	Related priority guideline
SMC 23.45.014 C2a	Entrance along a side façade with a door, the door shall be recessed three feet.	0'	3'	A-3 Architectural detailing to create a clearly identifiable and visible entry with plants, decorative gate, and low level lighting. A-4 Space of daily activities, bikes, strollers, entries, gardening are part of design.
SMC 23.45.014 B1	rear setback for L1 zone is 16'	9' setback for 15 linear feet of the rear property width. 16' for the remainder	7' along 15 linear feet of rear property line.	C-2 Architectural Concept to break the front façade and create a more interesting, less bulky (B-1) and better scale presence on the street and rear facades leads to partial desired relief at the rear of the lot for the setback. Consistency of building design, color, modulation, use of materials and high quality materials are used on every façade of the building, including the rear. Trees and landscaping at rear will be required as proposed.
SMC 23.45.016 C1a	Minimum side setback for L1 is 5'	1' side setback for a linear length of 5'	4' for a length of 5' linear feet. Remainder meets code.	A-3 Each unit entry will be visible and accessible from the street. Entries will have architectural detailing to signal the entry. The front of the town homes will create opportunities to create human interaction and architectural interest. Low walls, planters, plants, decorative color and gate. E-2 Landscaping with small scale yet full and striving landscaping gives a sense of privacy and security.
SMC 23.45.016 A2a	300 s.f. continuous open space per unit is required at the ground level	North Unit only-- ground level 144 s.f .	156 s.f. open space at ground level. South Unit meets requirement.	A-7 Open space for this unit is augmented by 197 s.f. rooftop open space. Useable attractive open space will provide light and air to residents in a private setting without intrusion on neighbors. E-2 Plants, trellises, screen walls and planters are contemplated.
SMC 23.45.016B1c (5)i	Open space minimum dimension of 10'	9 dimension in one direction for north unit at ground level	1'	A-7 Open space for this unit is augmented by 197 s.f. rooftop open space. Useable attractive open space will provide light and air to residents in a private setting without intrusion on neighbors. E-2 Plants, trees, trellises, screen walls and planters are contemplated.

Architect Presentation

The Architect and owner met with neighbors to discuss the proposal. The Architect described the site context and project goals. The group discussed the neighboring buildings and window placement, site constraints and necessity for locating parking on site. Trash and recycling locations and landscaping and open space were reviewed.

Public Comment:

One letter was received during the MUP comment period. This letter stated that the owner and designer had addressed her concerns for rear setback and less open space at ground level, increased building depth and driveway slope. She no longer had concerns on these issues.

Recommendation:

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the planner feels that all of the guidance the architect received has been successfully addressed. After much scrutiny of the site, the neighborhood context, proposed architectural massing and facades, open space, and materials the Department supports the departures and recommends **approval** of the design.

ANALYSIS AND DECISION – ADMINISTRATIVE DESIGN REVIEW

The Director of DPD has reviewed the design and finds that it is consistent with the City of Seattle Design Review *Guidelines for Multifamily & Commercial Buildings*.

This infill project is striving to create a high quality living space. One unit is recessed to allow for a broken façade and not a flat looming structure on the street (B-1). Exterior elements include protected entry ways, decks, large windows, interesting detailing and color. Planting will be full and varied.

A-3 Entrances Visible from the Street Each unit entrance will be visible and accessible from the street. Entries will have architectural detailing to signal the entry. The front of the new town homes interact with the street at many opportunities. Each unit is clearly visible from the street. The entrance is emphasized by a low inviting wall, planters for trees, greenery, a decorative gate and lighting. In the MUP set, there is a color rendering perspective of the entrance from the street.

A-4 Human Activity New development will be sited and designed to encourage human activity on the street. The coming and going of residents during their daily routing as well as space in a driveway and garage for projects and accessibility for bicycles, strollers, etc help to create human activity on the street in an effort to enhance a sense of community. The development will provide these opportunities throughout with careful design. The proposed development provides two modulated units as well as decks, a front stoop for the south unit, and garage doors that are set back 27 feet from the sidewalk. The driveway provides planters along the sides for gardening and creates an inviting space from which to come and go. The garage wall is set back 27 feet from the sidewalk to allow for ample breathing room for traffic and pedestrians alike. Both tandem garages are large allowing ample space for bicycles, strollers and other outdoor gear. In addition, the south unit has a front stoop and both units have decks on the second floor and roof top decks that front Marine Ave. All of these aspects will encourage activity along the street.

Finally by modulating the units the scale and view of the building become inviting and pedestrian friendly.

A-7 Residential Open Space Useable, attractive and active open space will be easily accessed and landscaped to create a pleasant and private space. There is a departure request for open space at grade while the minimum required open space is maintained and exceeded for each building with roof top open space. The south unit has the required amount of open space at ground level, however by pushing the north unit into the rear yard setback there is not the required square footage of open space in the rear yard. Both units will have almost 200 sf of open space in the form of a rooftop deck. This private space will be utilized and enjoyed by the occupants and will provide views of the water and the sky. Also these rooftop decks will be 25' high, eliminating a 35' high pitched roof at this location, and will extend for the first 16 feet of the western portion of the building, allowing the surrounding neighbors to maintain existing views.

C-2 Architectural Concept and Consistency Building design element, details and massing will create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings will exhibit form and features identifying the functions with the building. The roofline will be clearly distinguished from its façade walls. A consistency of residential forms will be presented. The development will be unified as it is viewed from Marine Ave SW. The concept will be carried out from building form to small details, trim, roof treatment, fenestration etc. Color and modulation will be used to help define the units. Low level lighting and landscaping will be designed to enhance the overall concept. For instance, this is an area which has some local and appropriate architectural elements that recall the proximity of the site to Puget Sound, Alki Beach and the general marine environment.

The project will carry the theme of the Alki beach community. The majority of the wood siding will be a rain screen system that will be horizontal clear cedar to reflect the warmth of the beach piers and driftwood found on beaches. The side of the wood will be painted chocolate brown to add color and interest to the building. The sides and rear of the building will have vertical silver gray metal siding to reflect the water of the Alki beach. The roof will be a "fish scale" metal shingle to reflect the idea of the fishing nature of Alki beach. Blue painted steel accents and blue painted wood trim will tie the whole building together and reflect the color of the water and sky. Each unit has a steeply pitched roof to identify it as a single family residence. The siding on the wall transitions between the gable and hip forms of the roof will further emphasize the steeply pitched gable roof.

The north unit is set eight feet back from the south unit in order to enhance the single family units. Finally the windows are large and are composed to let in light and views at exactly the right locations to capture the outside beauty of Alki beach and the park nearby. The development will be uniform from the front as each unit is nearly identical and carries the same finish palate throughout the entire building. As mentioned above, the painted blue trim, gate and metal railings will add a subtle design touch that will tie the whole building together. Finally, the low wall and gate will be planted with low shrubs and native plants as well as plants found among beaches to enhance the beach feel of the project. Low landscape lighting will be used to illuminate the plants and building at nighttime.

E-2 Landscaping including live plants, special pavements, trellises, screen walls and planters, site furniture will be incorporated into the design. Where possible transparent or semi transparent screens will preserve privacy without creating solid or blank walls. Small scale, yet striving landscaping will be installed. The open space and landscaping along the edges of the site help to buffer the proposed development from the existing neighbors and the street front. The shrub landscaping is generally low to the ground and the trees are shorter and columnar in nature, helping to preserve the views of the surrounding neighbors. The landscaping is generally low, and not overly dense, to allow for personal safety and security. The surrounding walls will be low and inviting with a blue entry gate and low lighting. There will be a wooden bench at the north unit entry. The rooftop deck provides a framework for an operable awning to be attached to the south side of each unit. This will provide some seasonal screening for the neighbors, privacy to the occupant and shade when needed. Occupants will be encouraged to maintain potted plants and shrubs on the rooftop deck to add additional screening and privacy. The Director determines that the project has satisfactorily responded to the early design guidance. The Director **approves** the proposed project and grants the requested departures.

CONDITIONS – Design Review

Non-Appealable Conditions

1. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Holly Godard 206-615-1254). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
2. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Holly Godard 206-615-1254), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least three working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
3. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings and embed the colored MUP recommendation drawings in the building permit plan sets.

Signature: (signature on file)
Holly J. Godard, Land Use Planner
Department of Planning and Development

Date: April 24, 2006